

BOUNDARY CURVE TABLE

Curve	Radius	Length	Delta	Chord	Chord Bear.
C-1	530.00'	232.45'	25°07'45"	230.59'	N77°23'54" E
C-2	470.00'	164.80'	20°05'26"	163.96'	N74°52'44" E
C-3	1859.60'	194.50'	05°59'33"	194.41'	S09°01'34" E

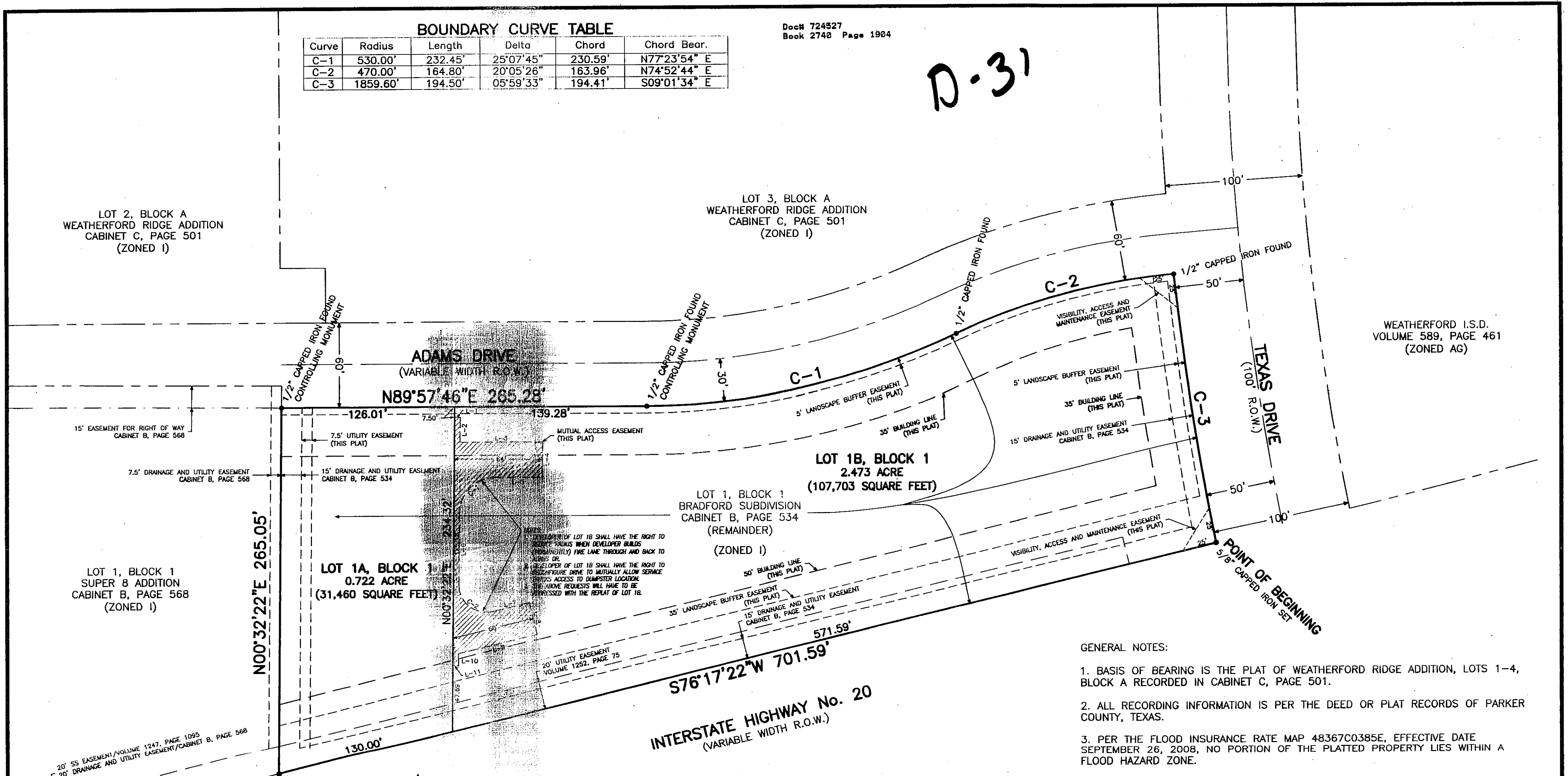
Doc# 724527
Book 2740 Page 1904

D-31

LOT 2, BLOCK A
WEATHERFORD RIDGE ADDITION
CABINET C, PAGE 501
(ZONED I)

LOT 3, BLOCK A
WEATHERFORD RIDGE ADDITION
CABINET C, PAGE 501
(ZONED I)

WEATHERFORD I.S.D.
VOLUME 589, PAGE 461
(ZONED AG)



15' EASEMENT FOR RIGHT OF WAY
CABINET B, PAGE 568

7.5' DRAINAGE AND UTILITY EASEMENT
CABINET B, PAGE 568

LOT 1, BLOCK 1
SUPER 8 ADDITION
CABINET B, PAGE 568
(ZONED I)

LOT 1A, BLOCK 1
0.722 ACRE
(31,460 SQUARE FEET)

LOT 1B, BLOCK 1
2.473 ACRE
(107,703 SQUARE FEET)

LOT 1, BLOCK 1
BRADFORD SUBDIVISION
CABINET B, PAGE 534
(REMAINDER)
(ZONED I)

DEVELOPER OF LOT 1B SHALL HAVE THE RIGHT TO
RETRACT LOT 1B WHEN DEVELOPER BUILDS
A PERMANENTLY FIRE LANE THROUGH AND BACK TO
LOT 1A OR
DEVELOPER OF LOT 1B SHALL HAVE THE RIGHT TO
RETRACT LOT 1B TO MUTUALLY ALLOW SERVICE
TRUCKS ACCESS TO DUMPSTER LOCATION.
IF ABOVE REQUESTS WILL HAVE TO BE
APPROVED WITH THE REPLAY OF LOT 1B.

GENERAL NOTES:

1. BASIS OF BEARING IS THE PLAT OF WEATHERFORD RIDGE ADDITION, LOTS 1-4, BLOCK A RECORDED IN CABINET C, PAGE 501.
2. ALL RECORDING INFORMATION IS PER THE DEED OR PLAT RECORDS OF PARKER COUNTY, TEXAS.
3. PER THE FLOOD INSURANCE RATE MAP 48367C0385E, EFFECTIVE DATE SEPTEMBER 26, 2008, NO PORTION OF THE PLATTED PROPERTY LIES WITHIN A FLOOD HAZARD ZONE.

INTERSTATE HIGHWAY No. 20
(VARIABLE WIDTH R.O.W.)

CALL TABLE

Course	Bearing	Distance
L-1	N89°57'46"E	4.00'
L-2	S00°32'22"W	18.00'
L-3	N89°57'46"E	60.00'
L-4	S00°32'22"W	25.00'
L-5	S89°57'46"W	35.25'
L-6	S00°32'22"W	52.48'
L-7	N76°17'22"E	27.11'
L-8	S13°42'38"E	24.00'
L-9	S76°17'22"W	58.92'
L-10	S00°32'22"W	8.48'
L-11	N69°27'38"W	4.00'

EASEMENT CURVE TABLE

Curve	Radius	Length	Delta	Chord	Chord Bear.
C-1	25.00'	39.02'	89°25'24"	35.18'	S45°15'04" W
C-2	20.00'	36.39'	104°15'00"	31.57'	S51°35'08" E

ACCT. NO.: 10660
SCH. DIST.: WIE
CITY: WIE
MAP NO.: H-16

OWNER

WEATHERFORD I-20/MAIN ST. L.P.
ATTN: DANIEL FULLER
2525 MCKINNON STREET, SUITE 700
DALLAS, TX 75201
TELEPHONE: 214-572-8421
FAX: 214-572-0009

ENGINEER

GSSW, A DIVISION OF BURGESS & NIPLE, INC.
3950 FOSSIL CREEK BLVD, SUITE 210
FORT WORTH, TEXAS 76137
CONTACT: JACKEY FLUITT
817-306-1444 (PHONE)
817-306-1555 (FAX)

**FINAL PLAT
BRADFORD SUBDIVISION
BLOCK 1, LOTS 1A AND 1B**

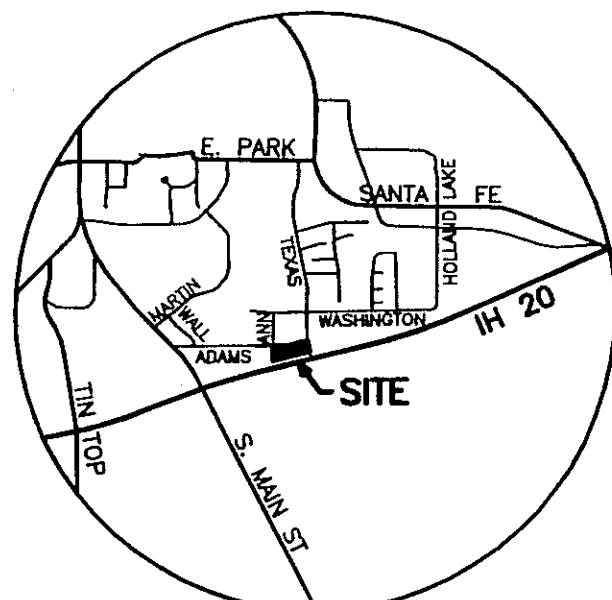
BEING A REPLAT OF A PORTION OF
BLOCK 1, LOT 1 OF THE BRADFORD SUBDIVISION
AN ADDITION TO THE CITY OF WEATHERFORD AS RECORDED IN
CABINET B, PAGE 534 OF THE PLAT RECORDS OF
PARKER COUNTY, TEXAS
3.195 ACRES OUT OF THE RUFUS INMAN SURVEY, ABSTRACT No. 726
THE PURPOSE OF THIS PLAT IS TO REPLAT THE REMAINDER OF BLOCK 1,
LOT 1 OF THE BRADFORD SUBDIVISION INTO TWO LOTS

THIS PLAT FILED IN CABINET _____, PAGE _____ PAGE 1

MILLER SURVEYING, INC.

430 MID-CITIES BOULEVARD, HURST, TEXAS 76054
PHONE: METRO (817) 577-1052 FAX: METRO (817) 577-0972

DRAWN BY: CDM DATE: 09-23-09 JOB NO.: 09022 PLOT FILE: 09022.dwg
REVISED:



VICINITY MAP
N. T. S.

1" = 50'

